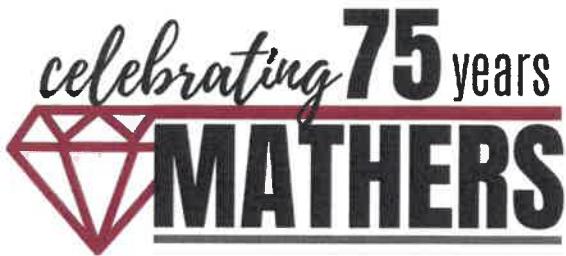


Exhibit F



540-932-2300
540-932-2322
441 Mt. Torrey Rd. Lyndhurst, VA 22952
www.mathers-team.com

October 27, 2023

Colliers International
2221 Edward Holland Drive
Suite 600
Richmond, VA 23230
Attn: [REDACTED] Property Manager
PHONE: [REDACTED]
EMAIL: [REDACTED]

RE: 53 Expo Road Property, Fishersville, VA

Dear [REDACTED]

Mathers Construction Team has been in business for over 70 years. Like most construction companies, Mathers began as a residential contractor and eventually shifted into commercial construction. Since 1948, our dedicated Team of men and women have been providing cost-effective, design-build, and construction management solutions for businesses, towns, colleges, and industrial plants along the East Coast.

By combining the experience and abilities of our employees, we can offer exceptional planning, comprehensive project management, and reliable service throughout the life cycle of your project.

Using multiple site visits, extensive field work, and conversations to accommodate the needs of this particular property, we offer a Lump Sum Proposal in the amount of

Three Hundred Twenty-Five Thousand Dollars (\$325,000)

In addition to the pricing above, we are providing the following attachments for clarification:

- Scope of Work Document
- Floor Plan Sketch

Upon your review of the information enclosed within, we look forward to answering any questions and providing additional detail needed.

Sincerely,

Josh Fox
Preconstruction Manager



Scope of Work Document
Mathers Construction Team
53 Expo Road Property
Fishersville, VA
Friday, October 27, 2023

AREA		DIMENSIONS			MATERIALS				Strip & Wax VCT	Overlay and Install new VCT	Patch & Paint Walls	Demo & Replace GWB / FRP	Replace D/F/H	Clean / Repair Ceiling Grid	Re-work Insulation & Replace ACT	Clean / Adjust Diffusers	Repair / Replace Plumbing Fixtures	Replace Light Bulbs	Repair Exit Lights	Repair Lighting	Scrub and seal concrete floor	Repair / Fill Floor Joints	Paint Bollards	Paint Guardrail	Repair Ceiling Insulation	Repair / Replace Window Blinds	Repair OH Door	Replace OH Door	Repair / Replace Dock Bumper		
NUMBER	USE	S.F.	PERIMETER	CEILING HT.	FLOOR	BASE	WALLS	CEILING																							
101	Entry	47	28	8'-0"	VCT	Vinyl	CMU/Wd	ACT	47		224				Y	Y	Y		Y	Y											
102	Main Office	566	82	8'-0"	VCT	Vinyl	GWB/Wd	ACT	566		656				Y	Y	Y		Y												
103	Training	150	49	8'-0"	VCT	Vinyl	GWB/Wd	ACT	150		392				Y	Y	Y		Y												
104	Serv. Cntr. Manger	163	49	8'-0"	VCT	Vinyl	Wood	ACT	163		392				Y	Y	Y		Y												
105	Mens Room	42	26	8'-0"	VCT	Vinyl	GWB/FRP	ACT	42		104	104	1		Y	Y	Y	Y	Y												
106	Ladies Room	42	26	8'-0"	VCT	Vinyl	GWB/FRP	ACT	42		104	104			Y	Y	Y	Y	Y												
107	Dispatch	210	58	8'-0"	VCT	Vinyl	Wood	ACT		210	464		1		Y	Y	Y		Y												
108	Closet	7	12	8'-0"	VCT	Vinyl	Wood	ACT	7		96				Y	Y	Y		Y												
109	Supply	100	45	8'-0"	VCT	Vinyl	CMU/GWB	ACT	100		360				Y	Y	Y		Y												
110	Rgnl. Scty. Manger	160	52	8'-0"	VCT	Vinyl	GWB	ACT	160		416				Y	Y	Y		Y												
111	Shower Room	96	40	8'-0"	Quarry	Vinyl	GWB/FRP	ACT	96		320	160	1		Y	Y	Y	Y	Y												
112	Hall	115	44	8'-0"	VCT	Vinyl	GWB/Wd	ACT	115		352		1		Y	Y	Y		Y	Y											
113	Hall	40	31	8'-0"	VCT	Vinyl	GWB/Wd	ACT	40		248		1		Y	Y	Y		Y	Y											
201	Warehouse	7,200	360	Varies	Concrete			Exposed											Y	Y	Y	7,200	100	40	Y	250		10	1	10	
202	Utility	202	34	8'-0"	Concrete			ACT			272		1		Y	Y	Y	Y	Y		202										
301	Shop	1,440	168	Varies	Concrete		MTL	Exposed											Y	Y	1,440				1,000		2				
		10580							1528	210	4400	368	6								8842	100	40		1250	7	10	3	10		
		sf							sf	sf	sf	sf	ea							sf	lf	ea		sf	ea	ea	ea	ea			

GENERAL :

Provide 3 men for 2 days x 8 hours for labor to dispose of all debris left in the offices and warehouse once facility is vacant.

Provide 3 men for 5 days x 10 hours for labor to perform repairs to pre-engineered building siding and trims. Materials are on an **allowance of \$20,000**.

Ensure all electrical convenience outlets are properly operating and in good condition

Demo & Replacement of the GWB and FRP is from finished floor to 4' aff and includes the vinyl base.

Painting all exterior loading dock steel and door frames are included. This excludes pre-engineered steel.

Repair all handrails for the stairs to the Dispatch area. Repair all exterior handrails.

Plumbing repairs are limited to :

Replacing the vanities and sinks in Rooms 105 and 106.

Replacing the shower head and faucets in Room 111, as well as cleaning the unit itself.

Replacing the hot water heater.

Replacing the exterior water spigot located on the front of th building.

Replacing the water fountain in the warehouse.

Does not include repairs where the Dock Leveler and edge of slab embed angles have pulled away from building. A defined scope is required for this repair.

Does not include removal of abandoned vehicle from premises.

SITE

LIGHTING : Ensure all exterior site lighting is functional and operating properly.

FENCING: Repair chain link fence around entire perimeter of site. Replace entrance gates with manually operated pair. Repair interior fence for Employee Parking Area.

LANDSCAPING : Remove old timber edging and replace with new PT 6x6 timbers. Top dress beds with new pea gravel. Pull old shrubs and install 8 new Inkberry and 8 Nandina. Mow 10' perimeter around fence and limb up vegetation to keep growth off fences.

Weed eat and treat weeds / vegetation within the fenced lot. Remove low branches from trees at entrance gate. Clean work site and remove all project debris.

ABANDONED TRAILER : Disconnect, remove and dispose of exterior trailer and all associated porches. Utilities to be made safe. This scope item requires a title and Bill of Sale for the trailer.

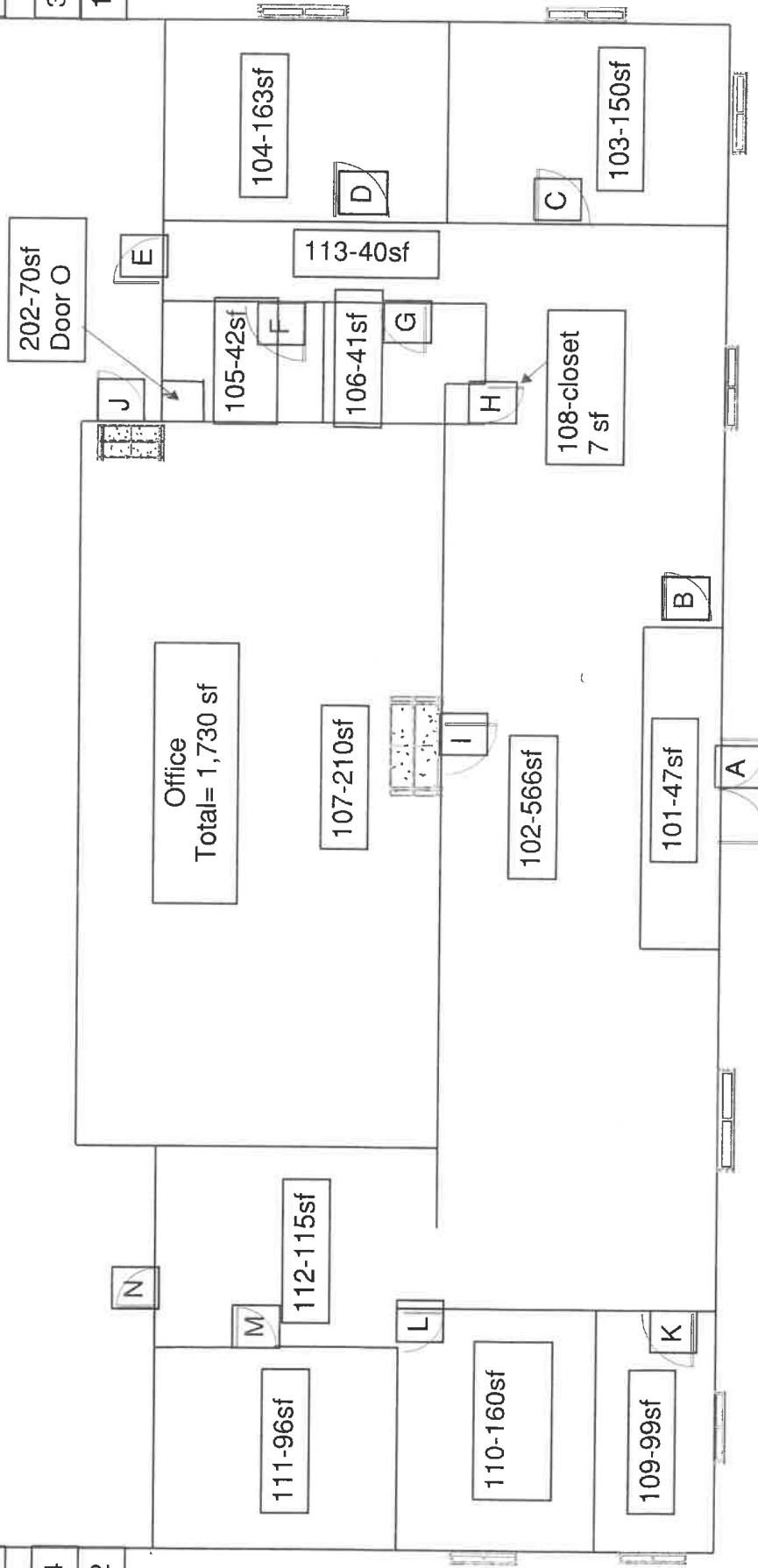
OHD 1

19
17
15
13
11
9
7
5
3
1

Shop-60x24-1440sf

OHD2

20
18
16
14.
12
10
8
6
4
2

Warehouse-60x120
- 7200sf

FLOOR PLAN
SKETCH

**Estimate: 5701001 53 Expo Rd Repairs****Estimate Totals**

Description	Total Estimate	Job %	Cost/Unit
02 EXISTING CONDITIONS			
02.82023 General Cleaning and Removal of Abandoned Trailer	\$12,283	3.78%	
03 CONCRETE			
03.01301 Concrete Floor Crack Repairs	\$5,601	1.72%	
06 WOOD AND PLASTICS			
06.16001 Floor Underlayment	\$1,301	0.40%	
08 DOORS AND WINDOWS			
08.14000 Remove & Replace Doors, Frames, and Hardware	\$3,248	1.00%	
08.31000 Repair & Replace Overhead Doors	\$66,089	20.34%	
09 FINISHES			
09.61000 Clean & Seal Existing Concrete Floor	\$13,623	4.19%	
09.91263 Interior Finishes - Drywall, Paint, Floors	\$65,657	20.20%	
11 EQUIPMENT			
11.13001 Repair Dock Bumpers	\$5,529	1.70%	
12 FURNISHINGS			
12.21000 Replace Window Shades	\$1,290	0.40%	
13 SPECIAL CONSTRUCTION			
13.34200 Metal Building Repairs (Including Insulation)	\$46,818	14.41%	
22 PLUMBING			
22.66011 Plumbing Repairs	\$14,406	4.43%	
23 HVAC			
23.84170 HVAC Repairs	\$3,274	1.01%	
26 ELECTRICAL			
26.56014 Electrical Repairs	\$37,193	11.44%	
32 EXTERIOR IMPROVEMENTS			
32.31130 Chain Link Fencing	\$25,116	7.73%	
32.91000 Landscaping	\$23,573	7.25%	
Total Estimate	\$325,000	100%	